Tunica-Biloxi Tribe of Louisiana

United States Army
Corps of Engineers
New Orleans District

WALDEMAR S. NELSON AND COMPANY
INCORPORATED

ENGINEERS AND ARCHITECTS

Nelson

gcr

Problem? Solved.

PAN AMERICAN ENGINEERS
ALEXANDRIA INC.

Tunica-Biloxi Tribe of Louisiana

United States Army
Corps of Engineers
New Orleans District

Partnering

Tunica Biloxi Tribe and Corps entered into Planning Assistance to States (PAS) Agreement

> Complete a Master Plan with Engineering and Design

> $380,000.00 Initiative Cost Shared 50-50

Express our Appreciation and Look Forward to Future Partnering Opportunities

Tunica-Biloxi Tribe of Louisiana

United States Army
Corps of Engineers
New Orleans District

Purpose of Meeting

** To present Draft Master Plan*

** To receive feedback from Tribal Council*

** Purpose of Master Plan*

MASTER PLAN
FOR
THE TUNICA-BILOXI TRIBAL RESERVATION
MARKSVILLE, LOUISIANA
■ A Guide for the Next Twenty Years of Development ■

Presented to the Tribal Council on
September 5, 2003
for Adoption

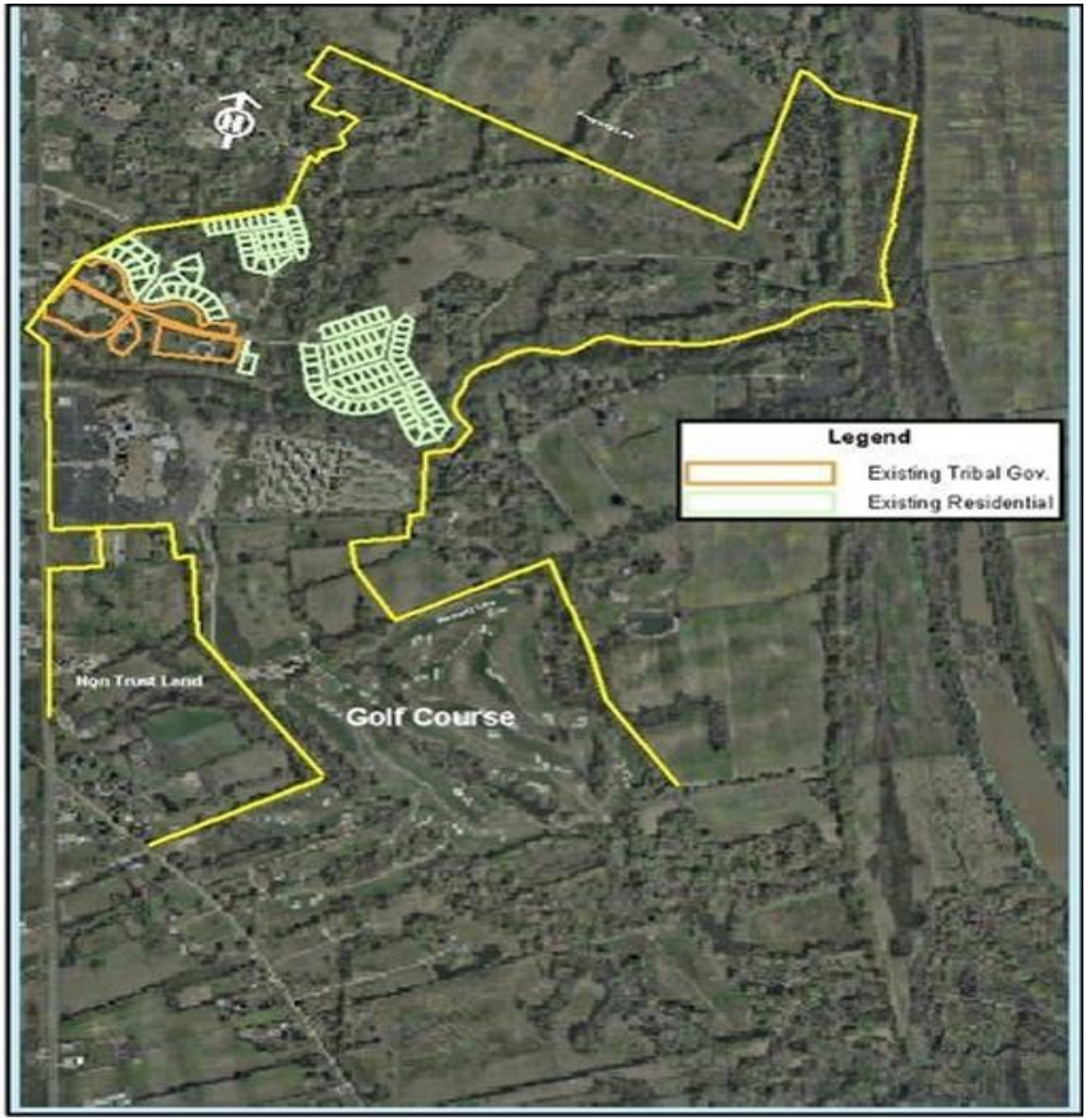
Prepared by

U.S. Army Corps of Engineers, New Orleans District
Waldemar S. Nelson and Company, Incorporated
GCR & Associates, Inc.

Goals Guiding Development of the Master Plan

The following goals were used to formulate the Master Plan:

- Improve the quality of life.
- Improve employment opportunities for tribal members and job satisfaction for employees.
- Reduce reliance on gaming and establis other income generating activities.



Existing Land Use

CRITERIA USED FOR RECOMMENDATIONS

(Slide Under Development)

THE FOLLOWING FACILITIES ARE RECOMMENDED IN THE MASTER PLAN:

CULTURAL CENTER

- Should be constructed on the former site of the museum
- Place to teach about Tunica-Biloxi culture, history and crafts - critical element of center
- Should Contain
  - Tribal offices
  - Museum
  - Gift shop
  - Conservation laboratory
  - Historic preservation and EPA offices
  - Newspaper office
  - Tunica-Biloxi cultural library

RECOMMENDED FACILITIES

(Continued)

MULTIPURPOSE BUILDING

- Should Include:
  - Fitness/wellness center
  - Gymnasium
  - Swimming pool
  - Classes by area universities
  - Computer lab with Internet access
  - Place to have community/family gatherings
  - Classrooms for training and developing employment skills
  - General interest library

RECOMMENDED FACILITIES
(Continued)

FACILITIES FOR CHILDREN

- Playground- within or adjoining new subdivision
- Basketball court- area separate from children's playgrounds
- Daycare facility- in Multipurpose Building (introduce on limited basis)
- After school and tutoring programs- in Multipurpose Bldg. (introduce on limited basis)
- Summer programs- within Multipurpose Building; seek grant and continue if need demonstrated
- Recreation areas- active and passive recreation areas

RECOMMENDED FACILITIES

(Continued)

HOUSING

- Affordable housing for Tribal members and casino employees
- Affordable rental housing (non-trust land)
- Relocate mobile homes to a different area- area of existing mobile homes should be reserved for elders
- Clean up existing housing- Council should adopt minimum maintenance standards
- Remove dilapidated housing

RECOMMENDED FACILITIES

(Continued)

Nature/Educational Trails along the Coulee Des Grues

- Emphasize cultural historical features- trail signage identifies areas of historical interest and significant artifact finds

RECOMMENDED FACILITIES

(Continued)

COMMERCIAL ACTIVITIES/RECREATIONAL

- Movie theatre- a multi-screen complex in the area of the casino/hotel
- Bowling alley- may be added following the demonstrated success of movie complex
- Convenience store/gas station- the amount of traffic currently generated should support this facility

RECOMMENDED FACILITIES

(Continued)

FACILITIES FOR ELDERLY

- Affordable Housing- should be provided in area set aside for elders
- Separate area for Elders to live - recommended in the area where mobile homes are now located

RECOMMENDED FACILITIES

(Continued)

OTHER

- Back of Property by Pond - should be minimally developed for use by Tribal members as recreation/meeting area
- Camp and recreation area - use is consistent with recommendations for development of the area
- Hunting and fishing areas - should be reserved for Tribal members and guests only

The following facilities are RECOMMENDED for the Red River Property:

- Hunting lodge (waterfowl)
- Recreation with cabins and camping
- Hunting and fishing

The following facilities MAY BE CONSIDERED for the Red River Property:

- Plastics extrusion plant
- Assembly line type industries using set-aside programs

The following facilities are NOT Recommended at this time but may be developed as demand dictates:

- Elementary school
- Health and dental care facility or hospital
- Putt-putt golf
- Mini-mall

The following facilities are NOT Recommended:

- Four-story complex with 50,000 square feet of space
- Auto racetrack
- Amusement or theme park/water park
- Fire Station
- Assisted living facility/provision of meals/nursing home
- Outlet mall
- Industrial Park

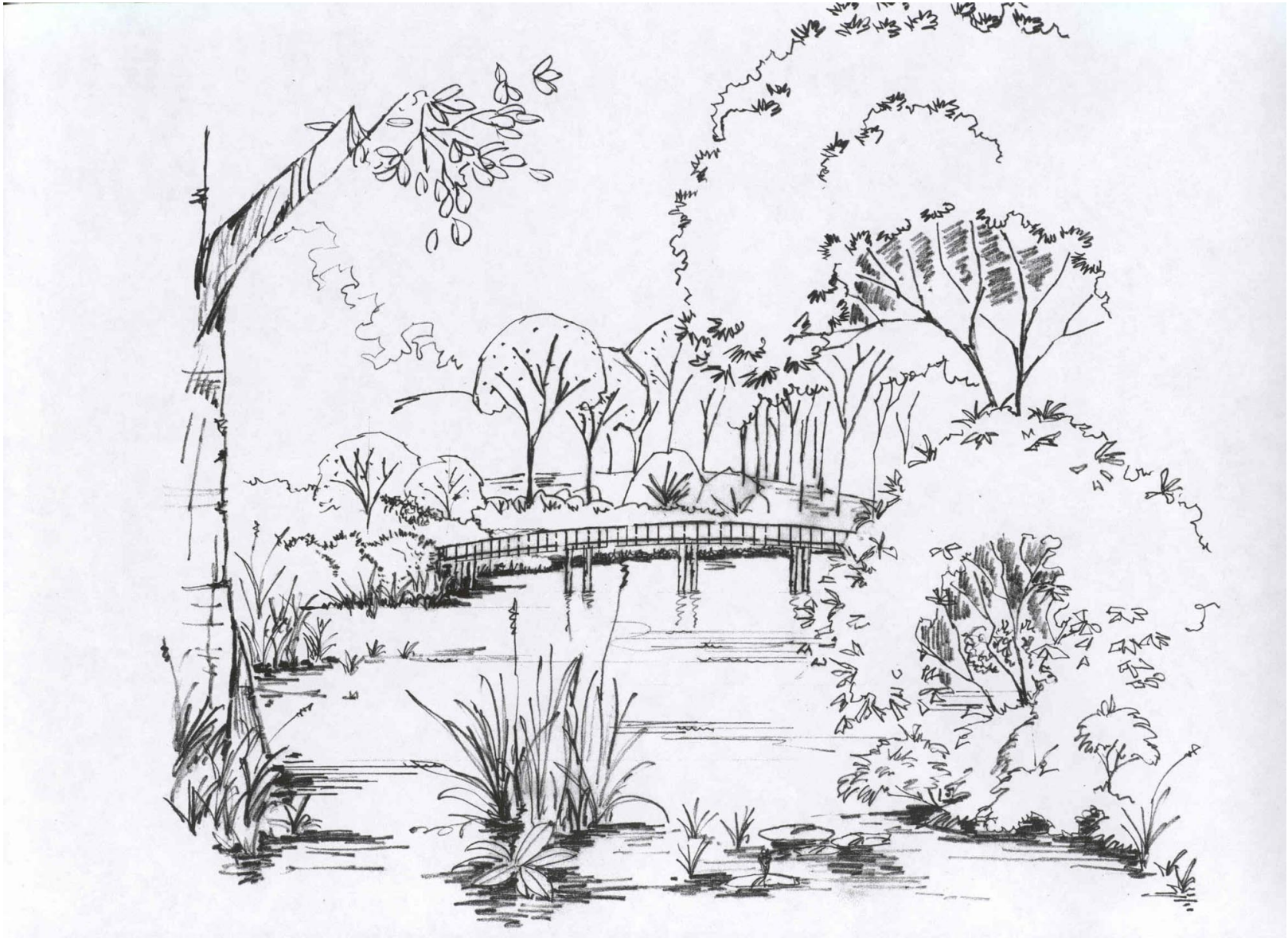
Potential Near-Term Projects

- Road Reach One (P&S in process)
- Signature New Entrance for Reservation (Design Costs at $40,000.00)
- Cleaning up Coulee des Grues
- Nature Trails with Pedestrian Bridges Across Coulee (Design Costs at $40,000.00)
- Sewerage Facilities (Design Costs at $60,000.00)
- Water Supply (Design Costs at $75,000.00)
- Residential Apartment Housing on Commercial Tract (Design Cost at $100,000.00)

Road Reach 1 Status

(Slide Under Development)

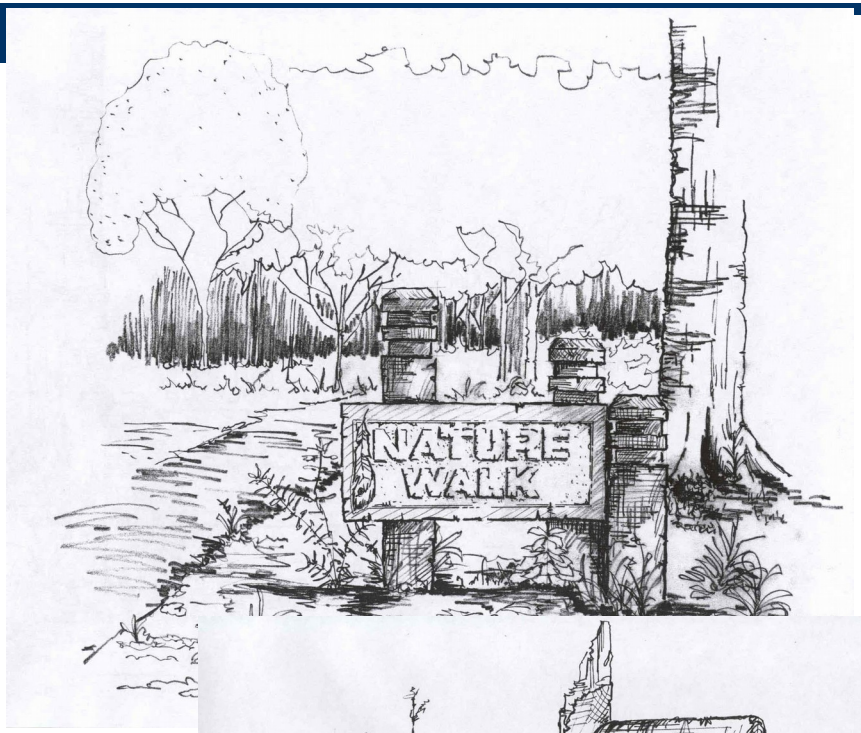
Signature New Entrance

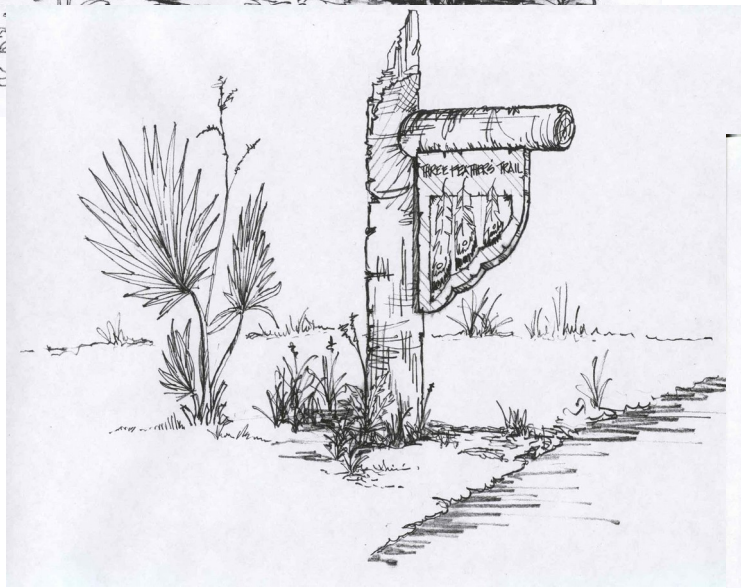


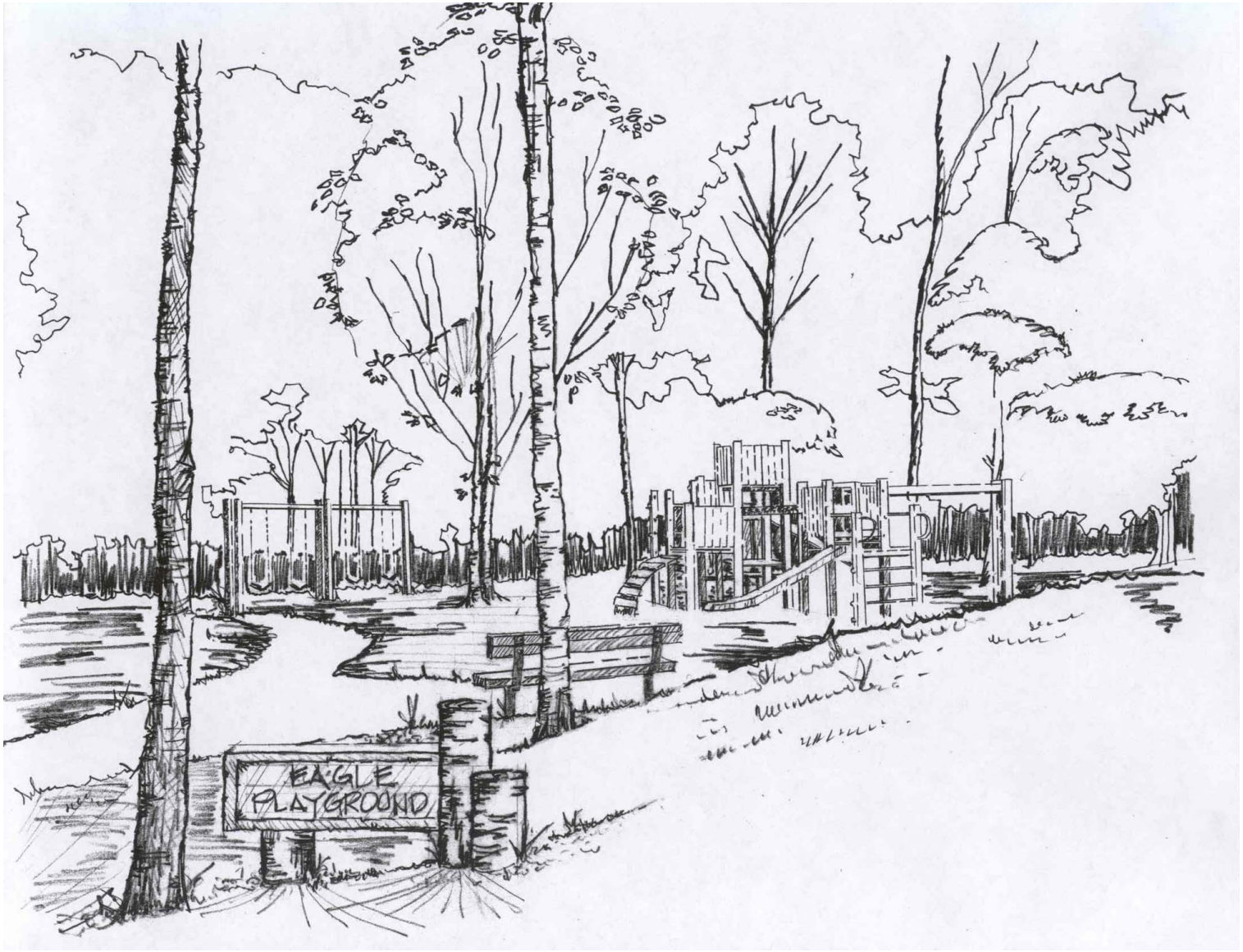
Pedestrian Bridge Across Coulee Des Grues

Trail Signage

Nature Trail



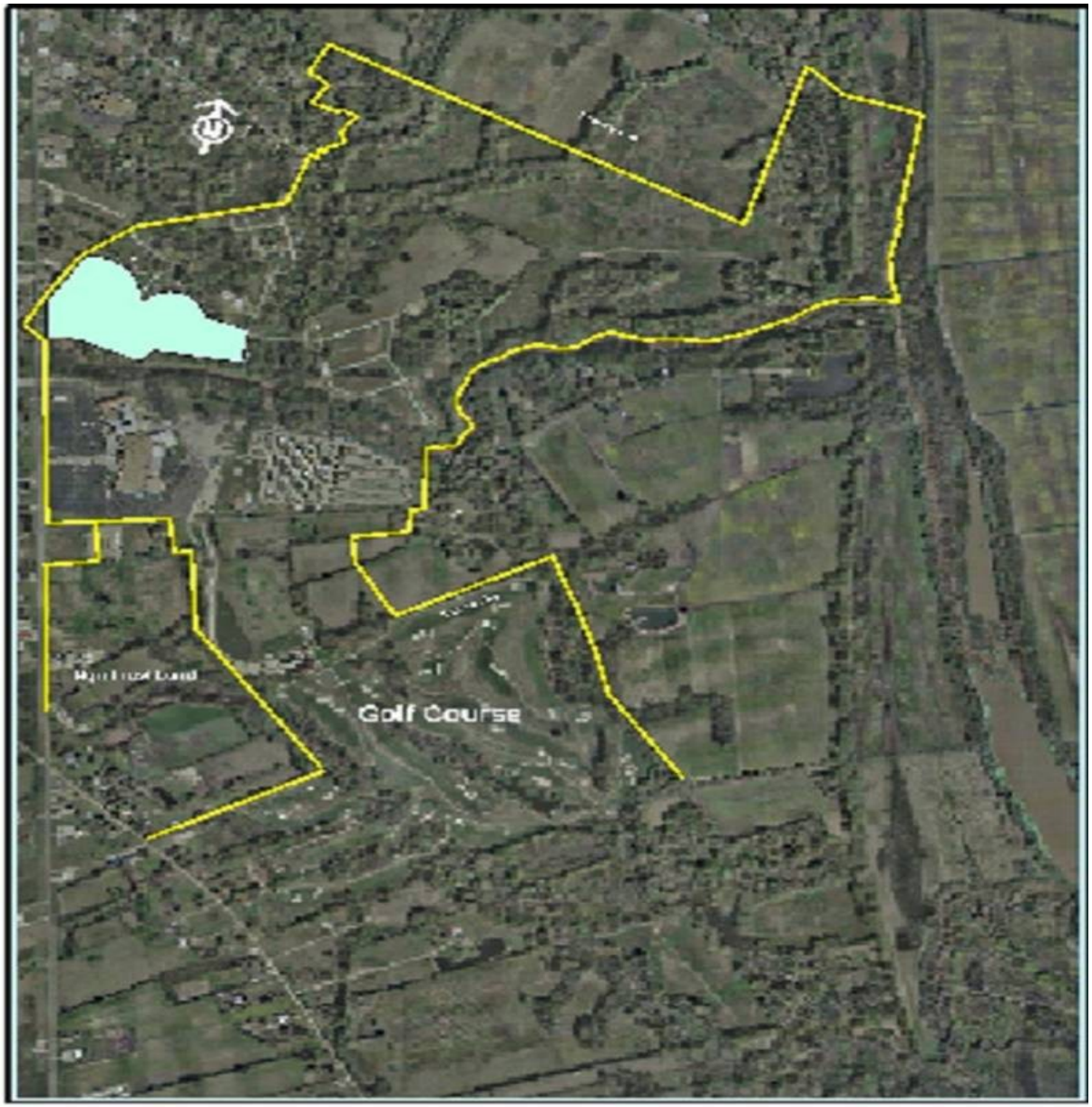




Children’s Playground

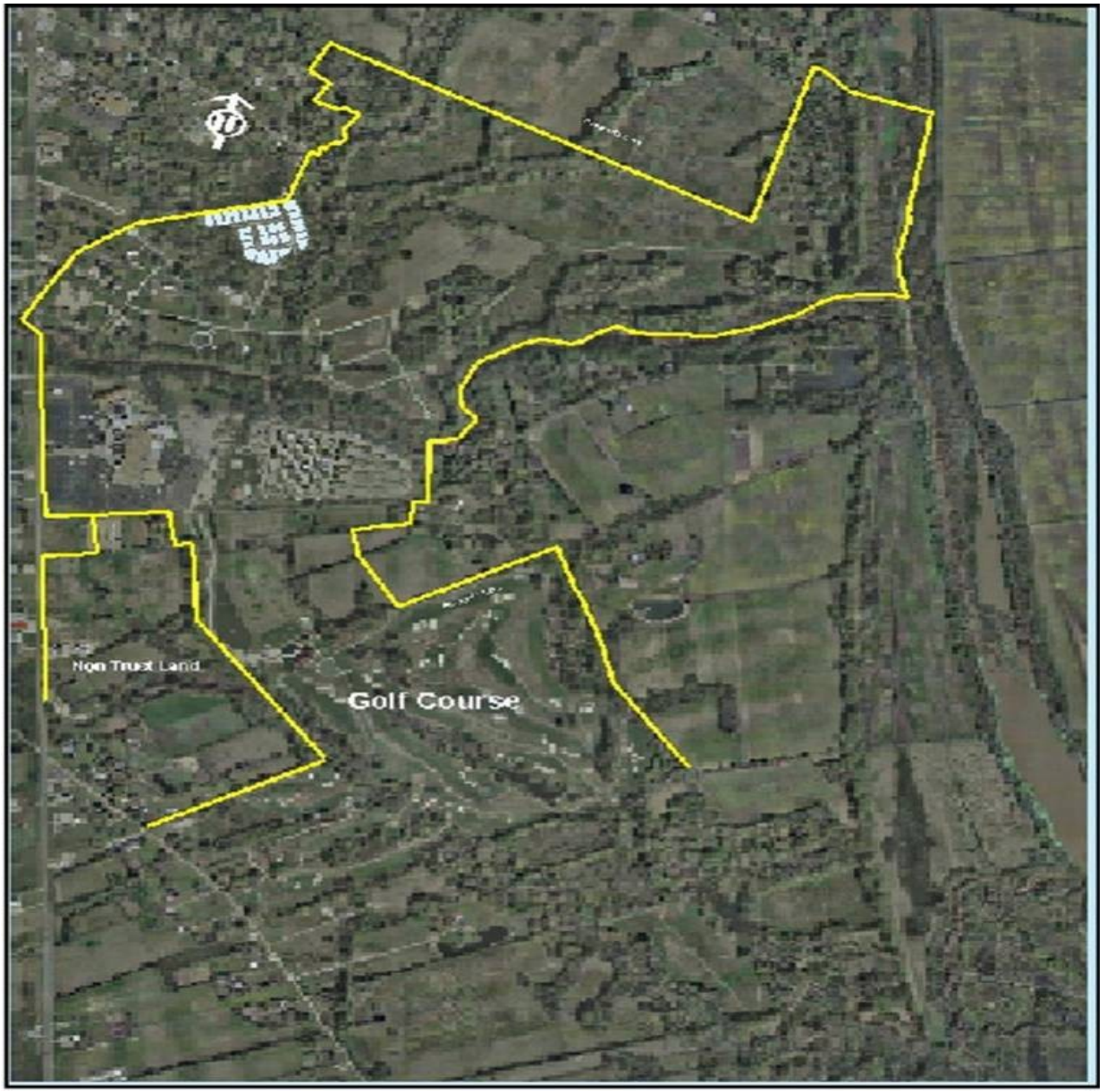
Proposed Designs for Entrance

Proposed Designs for Entrance



Future Tribal Government

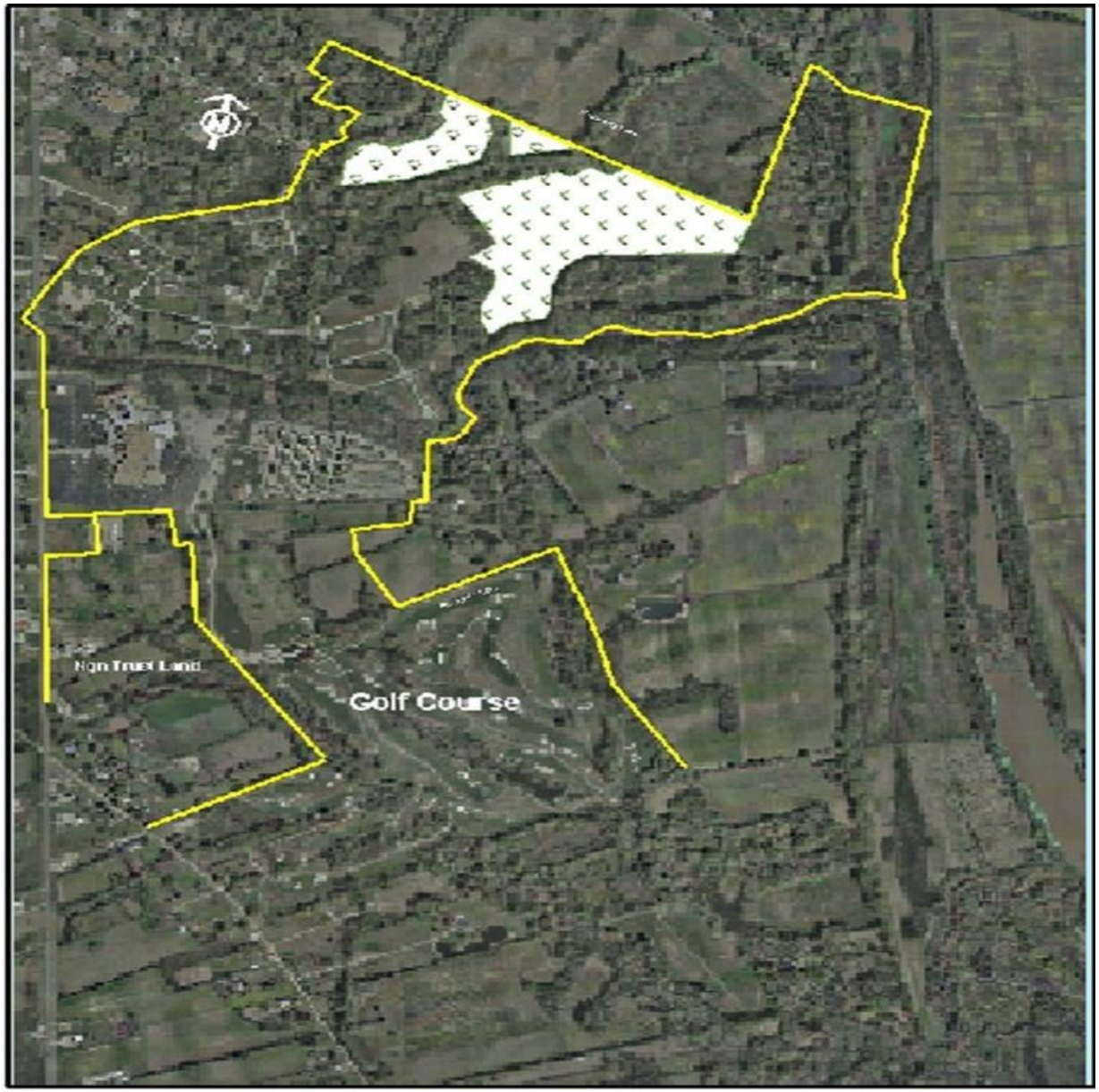
Future Commercial/ Residential Rental Property



Future Elder Housing

Future Family Residential

Preserved Space



Future Agribusiness

Tunica-Biloxi Tribe of Louisiana

United States Army
Corps of Engineers
New Orleans District

Where to next

**Incorporate Suggestions by Council*

**Meet in October with Final Master Plan*

Tunica-Biloxi Tribe of Louisiana

United States Army
Corps of Engineers
New Orleans District

WALDEMAR S. NELSON AND COMPANY
INCORPORATED

ENGINEERS AND ARCHITECTS

Nelson

gcr

Problem? Solved.

PAN AMERICAN ENGINEERS
ALEXANDRIA INC.